ATTACHMENT J04 **JAN 2005**

Fort Gillem Gas Distribution System

Table of Contents

List of Tables

J04 Fort Gillem Gas Distribution System

J04.1 Fort Gillem Overview

Fort Gillem is a sub-post of Fort McPherson. Fort McPherson is located in the city of Atlanta, four miles southwest of downtown. Fort Gillem is a 1,500-acre site located in Forest Park, 10 miles southeast of Atlanta. Fort Gillem is home for the 1st U.S. Army and the U.S. Army Southeast Region Recruiting Command.

J04.1.1 Gas Distribution System Fixed Equipment Inventory

The Fort Gillem Gas distribution system comprises all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation, and/or Government ownership currently, starts to the point of demarcation defined by the real estate instruments. Generally, the point of demarcation will be the building footprint. Fort Gillem purchases its natural gas requirements from Atlanta Gas Light Company (AGL), under interruptible gas schedule I-21 Commercial Rate. There is a Propane Air Plant at Fort Gillem that is owned and operated by a contractor, Aneresco, Inc.. The natural gas or the propane air mixture (during natural gas interruption) is distributed throughout the installation though a distribution system with pipes ranging in size from less than two inches to twelve inches in diameter. The Propone Air Plant is not included in this contract. The total length of the natural gas distribution system is 63,530 linear feet, serving about 119 buildings. The present gas system was installed in 1996. The inventory is assumed to be approximately 90 percent complete. The Offeror shall base the proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description.

J04.1.1.1 Description

Fort Gillem currently redistributes the purchased natural gas from current gas supplier within the Installation from two metering stations: Jonesboro Road and 42 Highway. As summarized in Table 2.1 and Table 2.2, there is approximately 63,530 linear feet (12 miles) of pipe ranging in size from less than 2 inches to 12 inches in diameter. The distribution system serves approximately 119 buildings located throughout the Installation. During 1996, the entire natural gas distribution system was rebuilt using polyethylene pipe.

Fort Gillem has a propane air plant originally constructed in July 1992 with a capacity of 667 Therms/hr. In 1995 the plants were modified to increase the capacity to 4000 Therms/hr. The service of this propane air plant, provides Fort Gillem to purchases gas at interruptible rate schedule. The Propane plant is owned and operated by a contractor, Aneresco, Inc., under a 15 year contract. The plant is approximately 12 years old. The contractor will operate the system during the existing contract. The ownership will revert to the Government at the end of the contract period and will retain ownership of the system after the contract period.

The function of the propane system is to provide gas supplies during any outages of normal gas service. The intent is that before a gas curtailment of the gas is imposed, the supplier provides notice to the installation. The government then informs the propane contractor. The propane contractor sends his personnel to activate the propane system which supplies an air & propane mixture during the curtailment period to satisfy Fort Gillem's demand load. The plant vaporizes stored propane (from outdoor tanks) and mixes it with air to get comparable BTU value to natural gas and supplies it

to the gas distribution system. The propane contractor takes the propane system offline at the termination of the curtailment period. The Propane Air Plant is not included in this contract.

J04.1.1.2 Inventory

Table 1.A. and Table 1.B. provides a general listing of the major Gas system fixed assets for the Fort Gillem Gas distribution system included in the purchase. The system will be sold in an "as is, where is" condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements. All ancillary equipment attached to and necessary for operating the system, though not specifically mentioned here in, is considered part of the purchased utility.

TABLE 1.A.
1.A. Fixed Inventory gross quantities
Ft. Gillem Natural Gas Distribution System Distribution Mains / Pipe

Pipe Size	Inventory
<2″	6,260
2″	20,600
2½″	510
3″	2,400
4″	11,040
6″	1,880
8″	3,230
10″	0
12″	17,610
Total	63,530
Bldg. Services	119
Main Valve	75
Main Mtr/Reg.	0

TABLE 1.B.
1.B. Fixed Inventory area location
Fort Gillem National Gas Distribution System Inventory

Pipe Size	Section A	Section B	Section C	Section D	Total
<2″	1,180	1,300	1,140	2,640	6,260
2″	5,330	8,690	1,150	5,430	20,600
2 ½″	0	5,10	0	0	510
3″	0	1,250	60	1,090	2,400
4″	4,400	3,150	0	3,490	11,040
6″	0	1,240	390	250	1,880
8″	2,230	410	590	0	3,230
10″	0	0	0	0	0
12″	0	4,450	7,210	5,950	17,610
Bldg. Services (100′@1″+Reg.+Vlv+Rsr.)	34	49	12	24	119
Main Valve	24	14	4	33	75
Main Mtr/Reg.	0	0	0	0	0
Pipe Total, Ft.	13,140	21,000	10,340	19,050	63,530
Installed	1996	1996	1996	1996	

Acronyms:

Bldg = Building

Reg = Regulator

Mtr = Meter

Vlv = Valve

Rsr = Riser

J04.1.2 Gas Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2
2. Spare Parts
Gas Distribution System Fort Gillem

Quantity	Item	Make/Model	Description	Remarks
No spare parts will be available.				

TABLE 3
3. Specialized Equipment and Vehicles
Gas Distribution System Fort Gillem

Description	Quantity	Location	Maker
No specialized equipment or vehicles for maintenance of the Fort Gillem Gas distribution system will be transferred to the new owner of the system.			

J04.1.3 Gas System Marking, Manuals, Drawings, and Records Inventory

The Offeror will become compliant with and shall utilize the One Call utility marking service and shall be responsible for marking all Offeror-owned facilities within the Installation. **Table 4** lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
4. Manuals, Drawings, and Records
Gas Distribution System Fort Gillem

Quantity	Item	Description	Remarks
Fort Gillem maintains a limited collection of technical manuals, drawings, and records on the installed components of the Gas distribution system. This information will be transferred to the new owner during the transition period. System maps will be available in the technical library.			

J04.2 Current Service Arrangement

Fort Gillem currently purchases Gas from a supplier and distributes through the installation pipes. The current installation gas usage is estimated to be 187,305 DTH per year. As required by this contract, the Contractor shall demonstrate the ability to meet and shall establish any and all requirements to provide gas distribution service to Fort Gillem.

J04.3 Secondary Metering

The Installation will require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J04.3.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW H.5 and J01.5 below.

TABLE 5
5. Existing Secondary Gas Meters
Gas Distribution System Fort Gillem

Building No.	Meter Type	Meter No.	Location
	GAS	313674	Jonesboro Road and 42 Highway
	GAS	1469355	Jonesboro Road and 42 Highway
	GAS	1368998	Jonesboro Road and 42 Highway
	GAS	1469354	Jonesboro Road and 42 Highway

J04.3.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters for each natural gas service at Fort GIllem. A partial list of new meter locations is listed below in Table 6. New secondary meters shall be installed IAW Clause C.17, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3, H.5, and J01.5 below.

TABLE 6
6. New Secondary Meters
Gas Distribution System Fort Gillem

Meter Location	Meter Description
New natural gas meters, where not currently existing, will be required for each natural gas service including a meter new meter for each bay per warehouse.	

	B-720-15860017
	B-839-8621441
	B-839A-4008631
	ENVIRONMENTAL CONTRACTOR-94444045
	HAZ-MAT-STORAGE-8637814
	QTRS-135A-70168968
	QTRS-135B-70168800
	QTRS-136A-70168699
	QTRS-136B-70168798
	QTRS-137A-70168464
	QTRS-137B-70168463
	QTRS-138A-70168462
	QTRS-138B-70168677
	QTRS-139A-70168694
	QTRS-139B-70168797
	RRCAR-96486228
	SAJONES-01080151BQP
	TRLL-01080150BQP
	YARD-96486230
	900AREA-54883409
	B101 #1-17811667
	B-131-0519306
	B-205-53043135
	B-206-8650966
	B-214-29519935
	B-214-67588642
	B-214N-0323443
	B-220-55108417
	B-224-0328466
	B-211-64726861

	B-619-18397808
	B-604-24099051
	B-505POLE-0321354
	B505S-64438136
	B-213-63300654
	B-304N-64619348
	B-305N-64665207
	B-305S-6466843
	B-307-0-323-441
	B-327-24467272
	B-508-64619353

J04.4 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

Invoice (IAW G.2). The Contractor's monthly invoice shall be prepared with data items as indicated below. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the Contracting Officer's designee. (This information will be provided upon award.)

Outage Report: The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall include the following information for Scheduled and Unscheduled outages:

Scheduled: Requestor, date, time, duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

Unscheduled: Include date, time and duration, facilities affected, response time after notification, completion times, feedback provided at time of outage, specific item failure, probability of future failure, long term fix, and emergency digging clearance number.

Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the Contracting Officer's designee. (This information will be provided upon award.)

Meter Reading Report: The monthly Meter Reading Report shall include; meter location, location identification number, installation, meter number, meter reader name, meter reading date (month, date), present reading, previous reading, consumption. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the Contracting Officer's designee. (This information will be provided upon award.)

J04.5 Energy Savings Projects

There are currently no existing energy saving projects for the Gas distribution system at Fort Gillem.

J04.6 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the Fort Gillem boundaries. Offerors will have an opportunity to utilize an unimproved lot of land within Fort Gillem, size and location TBD.

J04.7 Off-Installation Sites

Lake Allatoona Recreation Site is an offsite area located approximately 45 miles north of Fort McPherson included under CLIN 0005 and CLIN 0006 and as described in Sections J05 and J06.

J04.8 Specific Transition Requirements

IAW Clause C.17, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer, and **Table 8** lists the improvement projects required upon transfer of the Fort Gillem Gas distribution system.

TABLE 7
7. Service Connections and Disconnections
Gas Distribution System Fort Gillem

Location	Description
Required service connections and disconnections will be provided to the contractor, as the requirements become known.	

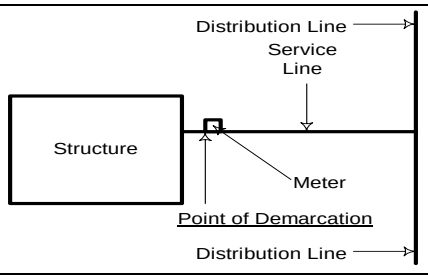
TABLE 8
8. System Improvement Projects
Gas Distribution System Fort Gillem

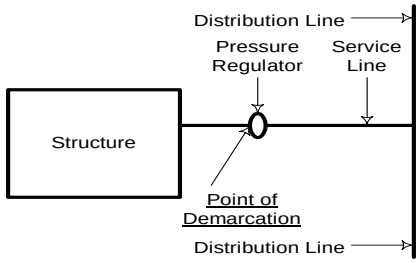
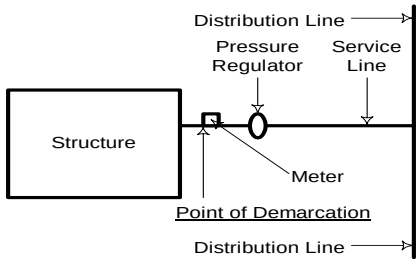
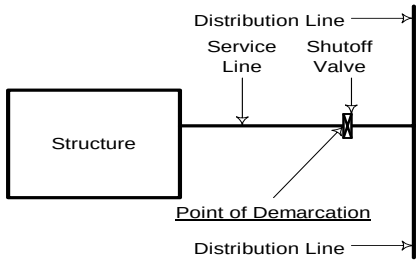
Project Location	Project Description
None identified as of the beginning of FY04.	

J04.9 Gas Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a gas meter adjacent to the building structure. The table below identifies the type and general location of the point of demarcation with respect to the building for each scenario. During the operation and maintenance transition period, concurrence on specific demarcation points will be documented during the joint inventory of facilities.

TABLE 9
9. Points of Demarcation
Gas Distribution System Fort Gillem

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the downstream side of the natural gas meter.	Natural gas service to the building is metered.	

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the downstream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	
POD is the downstream side of the closest apparatus to the exterior of the facility.	More than one apparatus is connected to the service line feeding the facility.	
POD is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility. Shutoff valve located within 25 feet from the exterior of the building.	
POD is the five-foot line exterior to building footprint. Install a shutoff valve within 5-feet of the building exterior.	No meter, regulator or closest shutoff valve exists at the facility.	No Sketch Required.

J04.10 Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

TABLE 10
10. Unique Points of Demarcation
Natural Gas Distribution System Fort Gillem

Building No.	Point of Demarcation Description
None	

J04.11 Service Response Times

The Offeror shall respond to normal/routine outages within 1 hour. Emergency situations will require 30-minute response. Please indicate in the Technical Proposal (Volume I) how the Offeror will consistently insure meeting these response time requirements.